



Plainspot Road
Brinsley Nottingham



Property Description

*** Surrounded By Countryside ***

Extremely well presented and extended three bedroom detached bungalow situated in the sought after area of Brinsley, benefiting from two reception rooms and countryside views. In brief property comprises spacious entrance hall, newly fitted kitchen, living room with feature fire place, four piece suite bathroom, three bedrooms two with fitted wardrobes (one currently being used as a second reception room).

Outside the property is set back from the road with a driveway and garage providing ample off street parking accessed via electric gates. Enclosed landscaped rear garden boasting an Indian stone patio, lawn and fully Insulated summer house making the perfect home office.

Great location offering countryside walks and great transportation links!

Entrance Hall

Entrance through a uPVC double glazed door to the side elevation, wood effect flooring and doors to the living room, kitchen, bathroom and three bedrooms.

Living Room

14' 3" x 11' 11" (4.34m x 3.63m)

With carpet flooring, central heating radiator, feature fireplace, TV point and a uPVC double

glazed window to the front elevation.

Kitchen

14' 3" x 7' 11" (4.34m x 2.41m)

Fitted with a range of wall and base units, work surface with inset stainless steel sink and drainer. Integrated appliances included electric oven, gas hob with extractor over, fridge freezer and washing machine. Wood effect flooring, central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom One

16' 6" x 10' 5" (5.03m x 3.17m)

With wood effect flooring, fitted wardrobes, central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom Two

12' 10" x 9' 5" (3.91m x 2.87m)

Wood effect flooring, central heating radiator, fitted wardrobes and a uPVC double glazed window to the rear elevation.

Bedroom Three / Dining Room

20' 3" x 7' 3" (6.17m x 2.21m)

With wood effect flooring and uPVC double glazed french door to the rear elevation leading to the garden.

Bathroom

Four piece suite comprises panelled corner bath, shower cubicle, low level WC, wash basin, heated towel rail, tiled splash-backs

and two uPVC double glazed obscure windows to the side elevation.

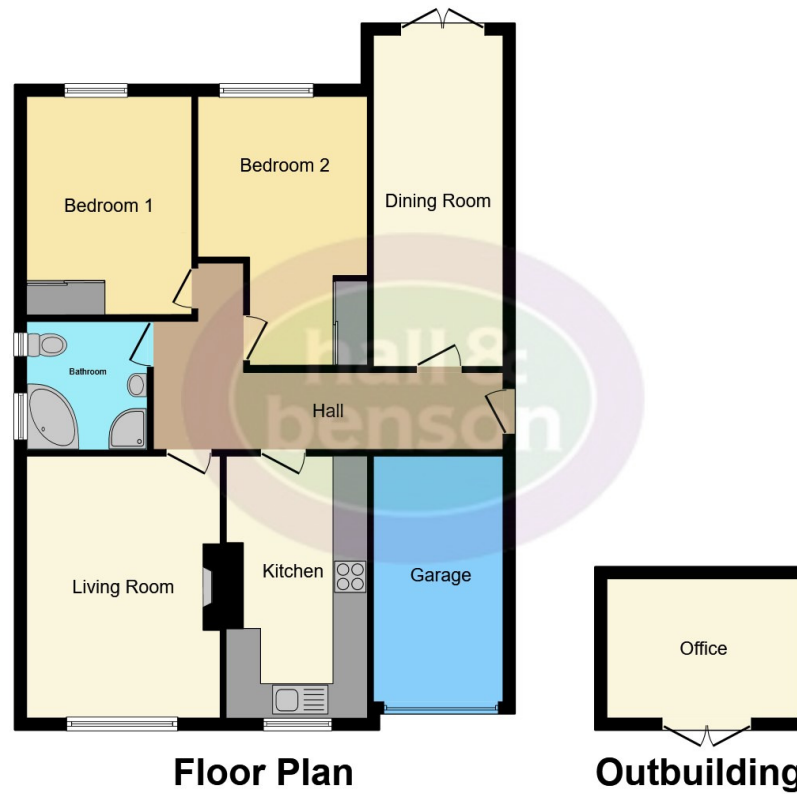
Outside

Outside the property is set back from the road with a driveway and garage providing ample off street parking accessed via electric gates. Enclosed landscaped rear garden boasting an Indian stone patio, lawn and fully Insulated summer house making the perfect home office.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01773 715050
E heanor@hallandbenson.co.uk

13 Market Street
 HEANOR DE75 7NR

EPC Rating: C

view this property online hallandbenson.co.uk/Property/HNR102424

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HNR102424 - 0002